

€1,950,000 House / Villa - For sale

## 5-bedroom house with 2,000 m<sup>2</sup> garden for sale in Sant Andreu de Llavaneres

Spain » Barcelona » Maresme Coast » Sant Andreu de Llavaneres » 08392

<b>5</b>	<b>6</b>	<b>770m<sup>2</sup></b>	<b>2,454m<sup>2</sup></b>	<b>20m<sup>2</sup></b>	<b>2,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## 5-bedroom house with 2,000 m<sup>2</sup> garden for sale in Sant Andreu de Llavanes with sea views and heated pool with total privacy.

This fantastic villa is located in Sant Andreu de Llavanes, one of the best developments in Barcelona. This town is especially known for its prestige, its good transport links and for its nautical, golf and tennis clubs. It is also an ideal place for horse lovers.

The main characteristics of the house are its sea views, the total privacy of the plot, its heated pool and its location just a few minutes from the centre of Llavanes.

The plot is semi-flat and covers 2,500 sqm. Construction of the house has been carried out with good materials and it has a very practical layout for a comfortable daily routine. A large living room with access to the garden welcomes us at the entrance, which leads us to the dining room and to a space that is currently used as an office. The dining room has direct access to the kitchen, which also has a direct door to the garden. Here, summer evenings will be special, since the sea breeze will make dinners perfect. The kitchen, fully equipped, has a very generous utility area and a pantry. On this same floor, we find the main bedroom with dressing room, bathroom with shower and bathtub and access to the pool area, making it easy to take a dip before bed. Likewise, we have a guest toilet and a room with a bathroom located next to the kitchen that could be used for service staff.

The stairs take us to the first floor, where we find two suites and a double room, all with access to a fantastic terrace with sea views. In addition, we have a very large landing, ideal for a reading or leisure area.

In the basement, we see an ideal space as a cellar and a garage with capacity for two cars and motorcycles. Right next to the garage door on the garden side, we have a door with a bathroom/dressing room, ideal for servicing the pool area.

The practically flat garden will delight all members of the family, and the heated pool can be used 365 days a year.

The property is located just 35 minutes from Barcelona, perfect as a first residence or a seasonal home. In addition, it is very easy to maintain. For more information, do not hesitate to contact us at: @lucasfox\_maresmecoast and email: Mataro@lucasfox.es



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Sea views, Terrace, Swimming Pool, Indoor swimming pool, Heated swimming pool, Garden, Private garage, Natural light, Views, Storage room, Service entrance, Playroom, Near international schools, Heating, Fireplace, Exterior, Equipped Kitchen, Chill out area, Barbecue, Alarm, Air conditioning

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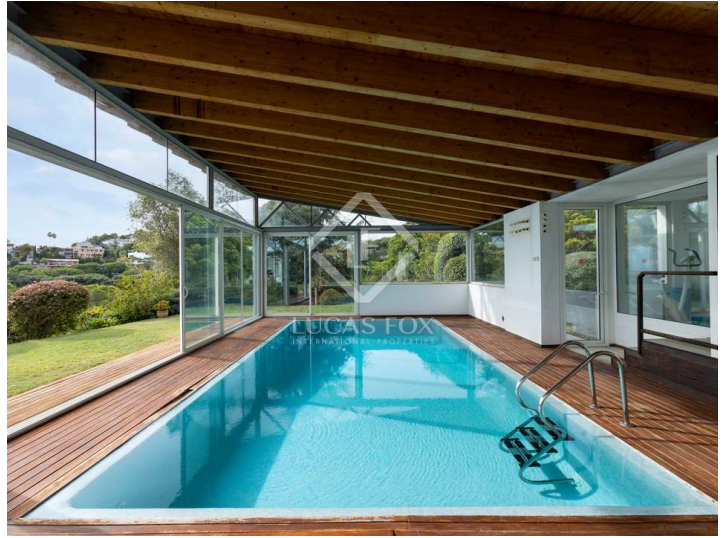
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